

CITY OF IDAHO FALLS, IDAHO
COUNCIL MEETING AGENDA
REGULAR MEETING
COUNCIL CHAMBERS, 680 PARK AVENUE
DECEMBER 9, 2010
7:30 P.M.

MAYOR

Call to order.

Roll call.

Presentation and Award of Grants for the Arts.

Report from Mayor's Youth Advisory Council.

Recognition of citizens from the floor.

CONSENT AGENDA

Items from the Mayor:

Appointments/Re-Appointments.

Items from the City Clerk:

Minutes from the November 16, 2010 Special Council Meeting, the November 18, 2010 Council Work Session, the November 23, 2010 Regular Council Meeting (Cancelled); and, the December 7, 2010 Council Work Session;

Monthly Reports from various Division and Department Heads;

Approval of Monthly Expenditure Summary dated November 1, 2010 through November 30, 2010;

Approval of License Applications, including BEER LICENSES to A & R Food and Beverage Company LLC (Hilton Garden Inn), Airport Lounge, Albertson's (West Broadway No. 145), Albertson's (17th Street No. 138), Aldo's Spaghetti, Alexandra's Musica Latina, Applebee's Neighborhood Grill and Bar, Boozer Quick Stop, Bubba's Bar-B-Que Restaurant, Buck's, Chili's Bar and Grill, Common Cents Food Store (17th Street), Common Cents Food Store (Boulevard), Common Cents Food Store (Broadway), Diamond Concessions, Elk's Lodge, Fred Meyer Stores Inc., Garcia's Meat Market, Happy's Chinese Restaurant, Hard Hat Steakhouse and Grill, Holiday Oil, Idaho Falls Arts Council, Iron Mule Saloon, JJ's, Jakers of Idaho Falls, Jet Mart No. 1, Leo's Place, Lucy's New York Style Pizzeria Inc., Midget Market, Muddys Place, Olive Garden Italian Restaurant No. 1705, Pachangas Mexican Food, Pancheri Shell, Paula's Meat Market, Puerto Vallarta Inc. Al Di, Sam's Club No. 6345, Samoa Club, Sandpiper Restaurants East, Seventeenth Street Gas and Wash, Shari's of Idaho Falls No. 244, Short Stop Market and Laundry, Sizzler Family Steak House No. 660, Smith's Food and Drug Center No. 121, Stinker Stores Inc. No. 27 (West Broadway), Stinker Stores

**COUNCIL MEETING AGENDA
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DECEMBER 7, 2010
Page 2**

Inc. No. 28 (First Street), T.L.C. Pizza/Godfather's, Taqueria Paula's, The Whinery LLC, Wal-Mart Supercenter No. 5494, and Wingers (KDT Investments), all carrying the required approvals; and,

Council ratification for the publication of legal notices calling for public hearings on December 9, 2010.

Memo from the Idaho Falls Power Director:

Permission to Request Proposals for Drawing Conversion.

Memo from the Parks and Recreation Director:

Council ratification for authorization to advertise a Request for Proposals to provide for concessions at Tautphaus Park Zoo.

Memo from the Public Works Director:

Request for authorization to advertise to receive bids for the Park Avenue and "D" Street Building Demolition Project.

REGULAR AGENDA

DIVISION DIRECTORS

Memos from the Airport Director:

Grant Agreement and City Resolution for the Construction of Snow Removal Building (Phase 4) and Acquire Aircraft Rescue and Fire Fighting Vehicle;

Agreement for Professional Services for Airport Security Fence Improvements and Irrigation Modifications; and,

Airport Lease Agreement with John K. Bagley.

Memo from the Human Resources Director:

HRA VEBA Employer Adoption Documents.

Memos from the Idaho Falls Power Director:

Contract with Lockheed Martin for Cyber Security Services;

Authorization to Proceed with the Purchase of Property from the Idaho Transportation Department; and,

Approve a Master Services Agreement with HDR Engineering for Engineering Services.

**COUNCIL MEETING AGENDA
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Memos from the Municipal Services Director:

Sole Source Purchase – New Ambulance; and,
Center Partners, Inc. Parking Lot Lease Extension Agreement.

Memos from the Parks and Recreation Director:

Ryder Park Easement – Cromwell Trust Agreement;
Veterinary Services Independent Contractor Agreement with Dr. Rhonda Aliah;
Commercial Watercraft Concession Agreement with Mike Melville;
Lease and Concession Agreement – Sand Creek Golf Course;
Lease and Concession Agreement – Sage Lakes Golf Course; and,
Lease and Concession Agreement – 19th Hole Cafe.

Memo from the Public Works Director:

Professional Services Agreement with Six Mile Engineering – Pancheri Drive,
Bellin Road to Skyline Drive.

MAYOR

Conducting of a public hearing, as legally advertised, to consider a material change to a PT (Planned Transition) Zone to allow a receiver for a Broadcasting Station, on property located generally south of 16th Street, north and adjacent to 17th Street, east of Juniper Drive, west of St. Clair Road, and legally described as the West 110 Feet of Lot 4, Block 7, Lynnhaven Addition, Division No. 2 (1327 East 17th Street).

Conducting of a public hearing, as legally advertised, to consider a report on the Community Development Block Grant Funding and take public comment on the potential projects to be included in the Fiscal Year 2011 Annual Action Plan and the Five Year Plan also referred to as the Consolidated Plan (Fiscal Year 2011-2015).

Annexation Proceedings (Phillips Property, 0.7 Acres on the Northwest Corner of Trolley Way and West Broadway in the Southwest Quarter of Section 14, Township 2 North, Range 37 East of the Boise Meridian):

Memo from the Planning and Building Director;
Annexation Agreement;
Annexation Ordinance;
Conducting of a public hearing to consider the initial zoning of the newly annexed area (Phillips Property, 0.7 Acres on the Northwest Corner of Trolley Way and West Broadway in the Southwest Quarter of Section 14, Township 2 North, Range 37 East of the Boise Meridian) (Requested HC-1 (Limited Retail Business/Highway Commercial) Zoning) (said hearing to be held only if said property is annexed); and,
Final Plat.

**COUNCIL MEETING AGENDA
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Page 4**

Conducting of a public hearing, as legally advertised, to consider a Zoning Ordinance Amendment to remove the requirement for Interior Landscaping in Designated Downtown.

Annexation Proceedings (Targhee Partners/Gokey Properties, 11.604 Acres in the Northwest Quarter of Section 8, Township 2 North, Range 38 East of the Boise Meridian):

Memo from the Planning and Building Director;

Annexation Agreement;

Annexation Ordinance; and,

Conducting of a public hearing to consider the initial zoning of the newly annexed area (Targhee Partners/Gokey Properties, 11.604 Acres in the Northwest Quarter of Section 8, Township 2 North, Range 38, East of the Boise Meridian) (Requested I & M-1 (Industrial and Manufacturing) Zoning) (said hearing to be held only if said property is annexed).

Adjournment.

If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact City Clerk Rosemarie Anderson at Telephone Number 612-8414 or the ADA Coordinator Lisa Farris at Telephone Number 612-8323 as soon as possible and they will make every effort to adequately meet your needs.



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520 Memorial • P.O. Box 50220 • Idaho Falls, ID 83405 • 208-612-8480

MEMO:

TO: Honorable Mayor & City Council
FROM: Division of Parks and Recreation
DATE: December 9, 2010
RE: Authorization to Advertise – RFP for Concessions at Tautphaus Park Zoo

The Division of Parks and Recreation respectfully requests ratification of authorization to advertise a Request for Proposal for providing concessions at Tautphaus Park Zoo.

Respectfully submitted,

David J. Christiansen, CPRP
Director

cc: Mayor
City Clerk
Council
Keyes
Rich
File



City of Idaho Falls

PUBLIC WORKS DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405
www.ci.idaho-falls.id.us

MEMORANDUM

To: Honorable Mayor & City Council

From: Chad Stanger, Public Works Director

Date: December 2, 2010

Subject: **BID AUTHORIZATION – PARK AVENUE & “D” STREET
BUILDING DEMOLITION**

Public Works requests authorization to advertise to receive bids for the Park Avenue and “D” Street Building Demolition Project.

Respectfully,

A handwritten signature in cursive script, reading "Chad Stanger".

Chad Stanger
Public Works Director

CS:he

c: Mayor
Council
Anderson

2-38-19-2-STR-2011-11



2140 N. Skyline Drive #12
Idaho Falls, ID 83402
Phone: (208) 612-8224
Fax: (208) 612-8517

MEMORANDUM

DATE: November 15, 2010

TO: Honorable Mayor and City Council

FROM: Len Nelson, Airport Director

SUBJECT: **GRANT AGREEMENT AND CITY RESOLUTION**
Construct Snow Removal Building (Phase 4) and Acquire
Aircraft Rescue & Fire Fighting Vehicle.

To authorize the Mayor to sign the above referenced Grant Agreement from the State of Idaho. This grant is in the amount of \$20,000 to match \$40,000 from the City of Idaho Falls. Project Number: 3-16-0018-034/035.

Said agreement has been reviewed and approved by Shan Perry, Assistant City Attorney.

It is respectfully requested that council approve said agreement.



2140 N. Skyline Drive #12
Idaho Falls, ID 83402
Phone: (208) 612-8224
Fax: (208) 612-8517

MEMORANDUM

DATE: December 6, 2010

TO: Honorable Mayor and City Council

FROM: Len Nelson, Airport Director

SUBJECT: **Agreement for Professional Services
Idaho Falls Regional Airport Security Fence
Improvements and Irrigation Modifications
FAA AIP 3-16-0018--036**

To authorize the Mayor to sign the necessary services regarding the above indicated project from T-O Engineers. The project work in the amount of \$262,942.50 anticipated to be funded by a grant from the Federal Aviation Administration in Fiscal Year 2011. Grant AIP 03-16-0018-036

It is respectfully requested that council approve said Agreement.



2140 N. Skyline Drive #12
Idaho Falls, ID 83402
Phone: (208) 612-8224
Fax: (208) 612-8517

MEMORANDUM

DATE: November 17, 2010
TO: Honorable Mayor and City Council
FROM: Len Nelson, Airport Director
SUBJECT: Airport Lease Agreement – John Bagley

Attached for City Council approval is the Airport Lease Agreement by and between the CITY OF IDAHO FALLS and JOHN K. BAGLEY for an Airport Hangar located at 2775 Foote Drive, Idaho Falls, Idaho. This is a twenty (20) year lease. All other terms and conditions of the lease remain the same.

Said agreement has been reviewed and approved by Shan Perry, Assistant City Attorney.

It is respectfully requested that council approve said lease agreement and authorize the Mayor to execute the documents.



CITY OF IDAHO FALLS

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405

HUMAN RESOURCES

PHONE (208) 612-8248

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Brian J. Sagendorf, Director of Human Resources

SUBJECT: HRA VEBA Employer Adoption Documents

Date: November 30, 2010

It is respectfully requested the Council authorize the Mayor's signature on the HRA VEBA Resolution, revised sick leave conversion policy, and related HRA VEBA Employer Adoption Documents. Attached for your consideration are the aforementioned employer adoption documents and the VEBA Medical Expense Plan Document as governed by the Northwest Board of Trustees. These documents have been reviewed by legal counsel.

Respectfully,

Brian J. Sagendorf
Director of Human Resources

Attachments (4)

- HRA VEBA Resolution
- City of Idaho Falls Sick Leave Conversion Policy
- HRA VEBA Employer Adoption Documents
- VEBA Medical Expense Plan for Public Employees in the Northwest -- Plan Document



CITY OF IDAHO FALLS

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

MUNICIPAL SERVICES

PHONE: (208) 612-8249
FAX: (208) 612-8148

December 6, 2010

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: S. Craig Lords, Municipal Services Director

SUBJECT: **SOLE SOURCE PURCHASE—NEW AMBULANCE**

Municipal Services respectfully requests authorization to ratify the advertisement of the City's intent to make a sole source purchase following a 14 day period, as per I.C. § 67-2808, and then to issue a purchase order in the amount of \$145,340.00, once the advertisement has been completed. This procurement will be from Sawtooth Emergency Vehicles for a New McCoy Miller Walk-Through Body mounted on a 2011 Ford cab and chassis.

Respectfully,

A handwritten signature in cursive script, appearing to read "S. Craig Lords".

S. CRAIG LORDS
MUNICIPAL SERVICES DIRECTOR

SCL/hc

Cc: Mayor
Council
Ellis
Witt
Swim



CITY OF IDAHO FALLS

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

MUNICIPAL SERVICES

PHONE: (208) 612-8249

FAX: (208) 612-8148

December 3, 2010

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: S. Craig Lords, Municipal Services

SUBJECT: **CENTER PARTNERS, INC. PARKING LOT LEASE EXTENSION**

Attached for your consideration is Center Partners, Inc.'s lease extension for the parking lot located at 1800 International Way for a rental rate of \$1,560.00 per month.

Municipal Services does not anticipate that the property will be needed for public purposes during the term of this agreement.

Said agreement has been reviewed and approved by Dale Storer, City Attorney.

It is respectfully requested that Council approve said lease agreement and authorize the Mayor to execute the document.

Respectfully,

A handwritten signature in cursive script, reading "S. Craig Lords".

S. CRAIG LORDS
MUNICIPAL SERVICES DIRECTOR

SCL/hc

Attachment

Cc: Mayor
Council
Witt



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MEMO:

TO:	Honorable Mayor & City Council
FROM:	Division of Parks and Recreation
DATE:	December 9, 2010
RE:	Ryder Park Easement – Cromwell Trust Agreement

Attached for your consideration is a Memorandum of Contract between the City of Idaho Falls and Cromwell Trust for the purpose of providing an easement for public access and public utilities at Ryder Park. The agreement has been reviewed and prepared by the City Attorney.

The Parks & Recreation Division respectfully requests ratification of said contract.

Respectfully submitted,

David J. Christiansen, CPRP
Director

Attachment

cc: Mayor
Council
(City Clerk)
File



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MEMO:

TO:	Honorable Mayor & City Council
FROM:	Division of Parks and Recreation
DATE:	December 9, 2010
RE:	Veterinary Services Independent Contractor Agreement


Attached for your consideration is an independent contractor agreement between the City of Idaho Falls and Dr. Rhonda Aliah for the purpose of providing veterinary services at the Tautphaus Park Zoo for a period of one year, terminating December 31, 2011. The contract has been reviewed and prepared by the City Attorney.

The Parks & Recreation Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said agreement.

Respectfully submitted,

David J. Christiansen, CPRP
Director

Attachment

cc: Mayor
Council

Rich
File



a program for everyone

520 Memorial • P.O. Box 50220 • Idaho Falls, ID 83405 • 208-612-8480

MEMO:

TO: Honorable Mayor & City Council
FROM: Division of Parks and Recreation
DATE: December 9, 2010
RE: Commercial Watercraft Concession Agreement

Attached for your consideration is an agreement between the City of Idaho Falls and Mr. Mike Melville for the purpose of permitting a non-exclusive commercial watercraft concession. The term of the agreement is for one year, terminating December 31, 2011. The concessionaire has secured all appropriate licenses and authorizations required under the agreement.

The Parks & Recreation Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said contract agreement.

Respectfully submitted,

David J. Christiansen, CPRP
Director

Attachment

cc: Mayor
Council
City Clerk
File



IDAHO FALLS
PARKS & RECREATION



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MEMO:

TO:	Honorable Mayor & City Council
FROM:	Division of Parks and Recreation
DATE:	December 9, 2010
RE:	Lease & Concession Agreement – Sand Creek Golf Course

Attached for your consideration is a lease and concession agreement between the City of Idaho Falls and Service Vending of Idaho, Inc. This agreement will provide for concession operation at Sand Creek Golf Course for a term of two years, terminating December 31, 2012. The City Attorney has drafted and reviewed the lease agreement.

The Parks & Recreation Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said lease agreement.

Respectfully submitted,

David J. Christiansen, CPRP
Director

Attachment

cc: City Clerk
Mayor
Council
Evans
File



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520 Memorial • P.O. Box 50220 • Idaho Falls, ID 83405 • 208-612-8480

MEMO:

TO:	Honorable Mayor & City Council
FROM:	Division of Parks and Recreation
DATE:	March 12, 2010
RE:	Lease & Concession Agreement – Sage Lakes Golf Course

Attached for your consideration is a lease and concession agreement between the City of Idaho Falls and Service Vending of Idaho, Inc. This agreement will provide for concession operation at Sage Lakes Golf Course for a term of two years, terminating December 31, 2012. The City Attorney has drafted and reviewed the lease agreement.

The Parks & Recreation Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said lease agreement.

Respectfully submitted,

David J. Christiansen, CPRP
Director

Attachment

cc: City Clerk
Mayor
Council
Evans
File



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520 Memorial • P.O. Box 50220 • Idaho Falls, ID 83405 • 208-612-8480

MEMO:

TO:	Honorable Mayor & City Council
FROM:	Division of Parks and Recreation
DATE:	December 9, 2010
RE:	Lease & Concession Agreement – 19th Hole Cafe

Attached for your consideration is a lease agreement between the City of Idaho Falls and Renee Walsh for the purpose of providing concession operations at Pinecrest Golf Course. The term of the lease is for two years, terminating December 31, 2012. The City Attorney has drafted and reviewed said agreement.

The Parks & Recreation Division respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said lease agreement.

Respectfully submitted,

David J. Christiansen, CPRP
Director

Attachment

cc: Mayor
Council
City Clerk
Evans
File



City of Idaho Falls

PUBLIC WORKS DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405
www.ci.idaho-falls.id.us

MEMORANDUM

To: Honorable Mayor & City Council

From: Chad Stanger, Public Works Director

Date: December 6, 2010

Subject: **PROFESSIONAL SERVICES AGREEMENT, SIX MILE
ENGINEERING – PANCHERI DRIVE, BELLIN ROAD TO SKYLINE DR.**

Attached is a proposed professional services agreement with Six Mile Engineering to provide design services for reconstruction of Pancheri Drive between Bellin Road and Skyline Drive in an amount of \$250,000.00. This is a federal aid reimbursable project.

Public Works recommends approval of the agreement; and, authorization for Mayor and City Clerk to sign the documents.

Respectfully,

A handwritten signature in cursive script that reads "Chad Stanger".

Chad Stanger
Public Works Director

CS:he

Attachment

c: Mayor
Council
Anderson



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220
www.idahofallsidaho.gov

Planning Department • (208) 612-8276 FAX (208) 612-8520 Building Department • (208) 612-8270

RRM-115-010

MEMORANDUM

TO: Mayor and City Council
FROM: Renee R. Magee, Director
SUBJECT: PT-2 Site Plan, West 110 Feet, Lot 4, Block 7, Lynhaven Addition, Division No. 2 (1327 East 17th Street)
DATE: November 19, 2010

Attached is the site plan for Chaparral Broadcasting at 1327 East 17th Street. The parcel is zoned PT-2 and, in 2005, City Council approved the site plan for Pacific Empire Radio for a radio station with a tower. Earlier this Fall, Chaparral Broadcasting, a new owner, installed a dish in the northeast corner of the site. Chaparral Broadcasting has asked for modification to the site plan to allow the dish to remain, and the Planning Commission, at its November 2, 2010, recommended approval of the site plan with the conditions landscaping be installed on the north and west sides of the property, no additional devices or towers be installed, the current installed dish remain in the northeast corner, a camouflage wrap be installed on the dish to represent mature landscaping, and the required improvements be completed six months from the decision of the Council. Staff concurs with this recommendation.

cc: Rose Anderson, City Clerk

Attachments: Vicinity map
Aerial photo
Site plan
Planning Commission minutes, November 2, 2010
Staff report, November 2, 2010
Letter from Chaparral Broadcasting
Letter from Sunnyside Gardens
Council minutes, August 11, 2005



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220
www.ci.idaho-falls.id.us

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RRM-121-010

MEMORANDUM

TO: Mayor and City Council
FROM: Renee R. Magee, Director
SUBJECT: Public Hearing for Annual Plan and Five-Year Consolidated Plan, Community Development Block Grant
DATE: December 6, 2010

Attached are the executive summary for the five year plan for the Community Development Block Grant program as well as a summary of the requests for funds under the FY 2011 Community Development Block Grant annual plan. A thirty day comment period on both the annual action plan requests as well as the five year plan will follow this public hearing. The comment period will end on January 10, 2011.

cc: Rose Anderson, City Clerk
file



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220
www.ci.idaho-falls.id.us

Planning Department • (208) 612-8276 FAX (208) 612-8520 Building Department • (208) 612-8270

RRM-120-010

MEMORANDUM

TO: Mayor and City Council
FROM: Renee R. Magee, Director
SUBJECT: Annexation Request, Metes and Bounds, 0.7 Acres, Phillips Property
DATE: December 6, 2010

Attached is the annexation agreement and annexation ordinance for the request to annex 0.7 acres on the northwest corner of Trolley Way and West Broadway in Section 14, T2N, R37E. The requested initial zoning is HC-1 (Limited Retail Business/Highway Commercial). This annexation request was considered by the Planning Commission at its November 16, 2010 meeting and the Commission recommended approval of the annexation and initial zoning of HC-1. The staff concurs. This request is now being submitted to the Mayor and Council for consideration.

cc: Rose Anderson, City Clerk
file

Attachments: Vicinity map
Aerial photo
Comprehensive plan map
Planning Commission minutes, November 16, 2010
Staff report, November 16, 2010



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220
www.ci.idaho-falls.id.us

Planning Department • (208) 612-8276

FAX (208) 612-8520

Building Department • (208) 612-8270

RRM-122-010

MEMORANDUM

TO: Mayor and City Council
FROM: Renee R. Magee, Director
SUBJECT: Zoning Amendments to Clarify Interior Landscaping Not Required in Downtown Area
DATE: December 6, 2010

Attached is a draft of an ordinance which clarifies interior landscaping is not required in the downtown area. Under the ordinance, landscaping is be peripheral along a public street in accordance with the *Idaho Falls Downtown Design Guildelines*. This zoning amendment was considered by the Planning Commission at its November 16, 2010, meeting and was recommended for approval. The department respectfully requests approval of this amendment.

cc: Rose Anderson, City Clerk
file

Attachments: Copy of ordinance
Planning Commission minutes, November 16, 2010
Staff Report, November 16, 2010



CITY OF IDAHO FALLS

PLANNING AND BUILDING DIVISION

P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220
www.ci.idaho-falls.id.us

Planning Department • (208) 612-8276

FAX (208) 612-8520

Building Department • (208) 612-8270

RRM-119-010

MEMORANDUM

TO: Mayor and City Council
FROM: Renee R. Magee, Director
SUBJECT: Annexation Request, Metes and Bounds, 11.6 Acres, Targhee Partners/Gokey Properties
DATE: December 6, 2010

Attached is the annexation agreement and annexation ordinance for the request to annex 11.6 acres immediately east and adjacent to Holmes Avenue in Section 8, T2N, R38E. The requested initial zoning is I&M-1 (Industrial and Manufacturing). This annexation request was considered by the Planning Commission at its November 2, 2010 meeting and the Commission recommended approval of the annexation and initial zoning of I&M-1. The staff concurs. This request is now being submitted to the Mayor and Council for consideration.

cc: Rose Anderson, City Clerk
file

Attachments: Vicinity map
Aerial photo
Comprehensive plan map
Map prepared by applicant's engineer
Planning Commission minutes, November 2, 2010
Staff report, November 2, 2010
Letters from neighbors